



<b>Object ID :</b>	2677
<b>Location :</b>	Umag
<b>Building size :</b>	64.77 m <sup>2</sup>
<b>Garden size :</b>	68.79 m <sup>2</sup>
<b>Distance from center :</b>	2 m
<b>Distance from sea :</b>	2 m
<b>Floor :</b>	Ground floor
<b>Number of floors :</b>	2
<b>Number of bedrooms :</b>	2
<b>Number of rooms :</b>	3
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>PVC doors and windows :</b>	Yes
<b>El. blinds :</b>	Yes
<b>Terrace :</b>	Yes
<b>Air conditioning :</b>	Yes
<b>Video surveillance :</b>	Yes
<b>Fire resistant door :</b>	Yes
<b>Condition :</b>	Under construction
<b>Energy efficiency :</b>	A+
<b>Year of construction :</b>	2025

**Price :** 304.000 €

The construction of a modern and high-quality building in the vicinity of Umag has begun. The building consists of 6 residential units distributed on the ground floor, first and second floor. The apartment on the ground floor offers a net useful internal area of

64.77 m<sup>2</sup>, and consists of an entrance hall, kitchen and dining room, bathroom, guest toilet, two bedrooms and a living room with access to the terrace and yard.

The terrace has an area of

23.22m<sup>2</sup> (calculated according to the coefficient 11.61m<sup>2</sup>) and has electricity and water connections for the possibility of installing a summer kitchen. The yard has an area of

68.79 m<sup>2</sup> (calculated according to the coefficient 17.20 m<sup>2</sup>).



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The apartment will be equipped with high-quality ceramics, anthracite PVC joinery, air conditioners in all rooms and electric blinds. During this phase of construction and in agreement with the investor, there is a possibility of installing underfloor heating and selecting ceramics.

The apartment comes with a storage room and a parking space, with the possibility of purchasing additional parking.

The building is located in a quiet and beautiful location, close to all necessary amenities for everyday life.

The center of Umag and its beaches are only 2 km away, Novigrad is 15 km away, and Poreč is 30 km away.

The planned completion of construction is October 2025